

# Monroe County Land Authority Affordable Housing Program



# MCLA's Affordable Housing Strategies

1. Build new affordable housing on vacant land
2. Redevelop and/or convert existing development into affordable housing
3. Preserve existing affordable housing stock

# Types of Affordable Housing MCLA has Subsidized

## Occupancy Type

- Homeownership
- Rental
- Homeownership  
with a ground lease

## Unit Design

- Single-family homes
- Duplex and triplex  
units
- Apartment buildings

# Components of Successful Affordable Housing

- Site acquisition
- Neighborhood acceptance
- Permits
- Designer, builder, and materials
- Construction financing
- Resident financing
- Resident qualification
- Property maintenance and management
- Affordability monitoring

# MCLA's Affordable Housing Partners: Government Entities

- Monroe County BOCC
- Monroe County Housing Authority
- Key West Housing Authority
- Village of Islamorada
- Florida Housing Finance Corporation

# MCLA's Affordable Housing Partners: Non-profit Groups

- Habitat for Humanity of the Upper Keys
- Habitat for Humanity of the Middle Keys
- Habitat for Humanity of the Lower Keys and Key West
- Bahama Conch Community Land Trust
- Middle Keys Community Land Trust
- US Fellowship of Florida

# MCLA's Affordable Housing Partners: For-profit Groups

- MRT of the Florida Keys
- The Heritage Companies
- The Carlisle Group

# **Program Results**



# 227 Virginia Street Key West

- Bahama Conch Community Land Trust
- Single family home
- Homeownership with ground lease
- New development on vacant land



# 1031 Howe Street Key West

- Bahama Conch Community Land Trust
- Single family home
- Homeownership with ground lease
- New development on vacant land



# Roosevelt Sands Housing Complex

## Key West

- Key West Housing Authority
- 44-unit apartment complex
- Rental
- Preservation of existing housing
- Proposed redevelopment site



# Roosevelt Sands Housing Complex

## Key West





# Jack T. Murray Senior Center Key West

- Key West Housing Authority / FHFC
- 28 units in triplex design
- Rental
- Redevelopment / preservation of existing housing



# Jack T. Murray Senior Center Key West



# 307 Julia Street Key West

- Bahama Conch Community Land Trust
- Conch house with 2 apartment units
- Preservation of existing housing
- Currently unoccupied pending renovations



# 309 Julia Street Key West

- Bahama Conch Community Land Trust
- Single family home
- Homeownership with ground lease
- Preservation of existing housing





# 309 Julia Street Key West

- Bahama Conch Community Land Trust
- 8-room “Moonlight Manor” boarding house
- Rental
- Preservation of existing housing



# 310 Truman Avenue Key West

- Bahama Conch Community Land Trust
- Single family home
- Homeownership with ground lease
- Preservation of existing housing



# 629 Caroline Street Key West

- Bahama Conch Community Land Trust
- Conch house with 4 apartment units
- Preservation of existing housing
- Rental housing



# Poinciana Apartments

## Key West

- Key West Housing Authority
- 144-unit apartment complex
- Rental
- Preservation of existing housing





# Poinciana Apartments

## Key West



# Roosevelt Gardens Apartments

## Key West

- Key West Housing Authority
- 96-unit apartment complex
- Rental
- New development on vacant land



# Roosevelt Gardens Apartments Key West



# Harry L. Bethel Housing Complex

## Stock Island

- Monroe County Housing Authority
- 18 units in duplex design
- Rental
- New development on vacant land





# Harry L. Bethel Housing Complex

## Stock Island



# Meridian West Apartments Stock Island

- The Carlisle Group / Florida Housing Finance Corporation
- 102-unit apartment complex
- Rental
- Redevelopment



# Meridian West Apartments Stock Island



# 310 Avenue B

## Big Coppitt

- Monroe County Housing Authority
- Single family home
- Rental
- Preservation of existing housing





# 320 Avenue B

## Big Coppitt

- Monroe County Housing Authority
- Single family home
- Rental
- New development on vacant land



# 330 Avenue B Big Coppitt

- Monroe County Housing Authority
- Single family home
- Rental
- New development on vacant land



# 340 Avenue B

## Big Coppitt

- Monroe County Housing Authority
- Single family home
- Rental
- New development on vacant land



# US 1 at Emerald Dr. & Sapphire Dr. Big Coppitt

- Monroe County BOCC
- Housing type to be determined
- Up to 12 units of new development on vacant land





# US 1 at Jade Dr. & Aquamarine Dr. Big Coppitt

- Habitat for Humanity  
– Lower Keys
- Housing type to be determined
- Up to 18 units of new development on vacant land



# US 1 and La Fitte Drive Cudjoe Key

- Monroe County BOCC
- Housing type to be determined
- Up to 16 units of new development on vacant land



# 27250 Brown Drive Ramrod Key

- Habitat for Humanity
  - Lower Keys
- Single family home
- Homeownership with a ground lease
- New development on vacant land



# Habitat Landing Big Pine Key

- Habitat for Humanity
  - Lower Keys
- 15-unit single family home development
- Homeownership
- Redevelopment





# Habitat Landing Big Pine Key



# Tropical Isle Apartments Vaca Key

- Monroe County Housing Authority / FHFC
- 23-unit apartment complex
- Rental
- Redevelopment



# 66th Street Ocean Vaca Key

- Habitat for Humanity  
– Middle Keys
- Single family home
- Homeownership  
with ground lease
- New development  
on vacant land





# 773 73<sup>rd</sup> Street Vaca Key

- Middle Keys  
Community Land  
Trust
- Single family home
- Homeownership  
with ground lease
- New development  
on vacant land





# 775 73<sup>rd</sup> Street Vaca Key

- Middle Keys  
Community Land  
Trust
- Single family home
- Homeownership  
with ground lease
- New development  
on vacant land



# 801 73<sup>rd</sup> Street Vaca Key

- Middle Keys  
Community Land  
Trust
- Single family home
- Homeownership  
with ground lease
- New development  
on vacant land



# 803 73<sup>rd</sup> Street Vaca Key

- Middle Keys  
Community Land  
Trust
- Single family home
- Homeownership  
with ground lease
- New development  
on vacant land



# Seacrest Apartments Vaca Key

- Middle Keys  
Community Land  
Trust
- 14-unit apartment  
complex
- Rental
- Preservation of  
existing housing



# 400 123<sup>rd</sup> Street Gulf Vaca Key

- Habitat for Humanity  
– Middle Keys
- Single family home
- Homeownership
- New development  
on vacant land





# Heron House Vaca Key

- US Fellowship of Florida
- 16-bed assisted living facility
- Rental
- Preservation of existing housing



# 243 Orange Avenue Grassy Key

- Habitat for Humanity  
– Middle Keys
- Single family home
- Homeownership
- New development  
on vacant land



# 254 Orange Avenue Grassy Key

- Habitat for Humanity  
– Middle Keys
- Single family home
- Homeownership
- Redevelopment



# 264 Orange Avenue Grassy Key

- Habitat for Humanity  
– Middle Keys
- Single family home
- Homeownership
- New development  
on vacant land





# **Wet Net Property Upper Matecumbe Key**

- Village of Islamorada
- Housing type to be determined
- Up to 52 units of new development on primarily vacant land





# US 1 at Burton Drive Tavernier

- Monroe County  
BOCC
- Housing type to be  
determined
- Up to 39 units of  
new development  
on vacant land



# 104 First Street Key Largo

- Monroe County  
BOCC
- Housing type to be  
determined
- Up to 14 units of  
new development  
on primarily vacant  
land



# Fisherman's Trail

## Key Largo

- Habitat for Humanity  
– Upper Keys
- Single family home /  
homeownership  
(proposed)
- New development  
on vacant land



# 689 Sailfish Trail

## Key Largo

- Habitat for Humanity
  - Upper Keys
- Single family home
- Homeownership
- New development on vacant land





# 689 Sailfish Trail

## Key Largo





# 676 Sailfish Trail

## Key Largo

- Habitat for Humanity  
– Upper Keys
- Single family home
- Homeownership
- New development  
on vacant land



# Newport Village Apartments Key Largo

- Monroe County Housing Authority
- 50 units in single unit and duplex design
- Rental housing
- New development on vacant land



# Newport Village Apartments Key Largo



# Tradewinds Hammocks Apartments

## Key Largo

- Heritage Companies / MRT of the Florida Keys / FHFC
- 66-unit apartment complex
- Rental housing
- New development on vacant land





# Tradewinds Hammocks Apartments Key Largo





# Largo Hammocks Condominium

## Key Largo

- MRT of the Florida Keys / Harding Construction
- 52-unit condominium (proposed)
- Homeownership
- New development on vacant land



# Largo Hammocks Condominium

## Key Largo



# Rose Place Key Largo

- Habitat for Humanity  
– Upper Keys
- Single family home /  
homeownership  
(proposed)
- New development  
on vacant land





# Sharon Place

## Key Largo

- Habitat for Humanity  
– Upper Keys
- Single family home /  
homeownership  
(proposed)
- New development  
on vacant land



# 982 Gibraltar Road

## Key Largo

- Habitat for Humanity  
– Upper Keys
- Single family home
- Homeownership
- New development  
on vacant land





# 986 Gibraltar Road Key Largo

- Habitat for Humanity  
– Upper Keys
- Single family home
- Homeownership
- New development  
on vacant land



# 985 Valencia Road Key Largo

- Habitat for Humanity  
– Upper Keys
- Single family home
- Homeownership
- New development  
on vacant land



# 987 Valencia Road Key Largo

- Habitat for Humanity  
– Upper Keys
- Single family home
- Homeownership
- New development  
on vacant land



# Marlin Avenue Key Largo

- Habitat for Humanity  
– Upper Keys
- Single family home /  
homeownership  
(proposed)
- New development  
on vacant land



# 21 North End Road Key Largo

- Habitat for Humanity  
– Upper Keys
- Single family home
- Homeownership
- New development  
on vacant land





# 23 North End Road Key Largo

- Habitat for Humanity
  - Upper Keys
- Single family home
- Homeownership
- New development on vacant land



# MCLA Summary Statistics

Site acquisition completed for 864  
affordable housing units consisting of:

- 654 units built and occupied
- 210 units pending construction or renovation

Affordable housing expenditures to date:  
\$21.5 million

# Monroe County Land Authority Affordable Housing Program

